

HOUSING NOW TABLES

Winnipeg CMA

Date Released: January 2019



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
December 2018		
Winnipeg CMA ¹	November 2018	December 2018
Trend ²	6,491	6,445
SAAR	7,284	4,372
	December 2017	December 2018
Actual		
December - Single-Detached	181	119
December - Multiples	322	210
December - Total	503	329
January to December - Single-Detached	2,272	1,874
January to December - Multiples	3,349	3,510
January to December - Total	5,621	5,384

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2018	119	20	11	0	12	34	11	122	329
December 2017	181	30	0	0	86	88	14	104	503
% Change	-34.3	-33.3	n/a	n/a	-86.0	-61.4	-21.4	17.3	-34.6
Year-to-date 2018	1,874	206	30	0	407	1,083	123	1,661	5,384
Year-to-date 2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	-17.4	-49.3	**	-100.0	-20.5	-16.2	15.0	62.0	-4.2
UNDER CONSTRUCTION									
December 2018	1,160	184	24	0	314	1,695	95	1,902	5,374
December 2017	1,355	286	3	0	370	1,431	120	1,556	5,121
% Change	-14.4	-35.7	**	n/a	-15.1	18.4	-20.8	22.2	4.9
COMPLETIONS									
December 2018	156	24	4	0	45	127	1	105	462
December 2017	182	30	0	0	12	8	0	467	699
% Change	-14.3	-20.0	n/a	n/a	**	**	n/a	-77.5	-33.9
Year-to-date 2018	2,035	304	23	0	345	603	225	1,410	4,945
Year-to-date 2017	1,968	222	6	5	311	397	52	1,376	4,337
% Change	3.4	36.9	**	-100.0	10.9	51.9	**	2.5	14.0
COMPLETED & NOT ABSORBED									
December 2018	342	29	11	1	70	268	n/a	n/a	721
December 2017	245	34	6	1	37	154	n/a	n/a	477
% Change	39.6	-14.7	83.3	0.0	89.2	74.0	n/a	n/a	51.2
ABSORBED									
December 2018	149	25	0	0	30	79	n/a	n/a	283
December 2017	157	26	0	0	13	15	n/a	n/a	211
% Change	-5.1	-3.8	n/a	n/a	130.8	**	n/a	n/a	34.1
Year-to-date 2018	1,921	305	14	0	309	458	n/a	n/a	3,007
Year-to-date 2017	1,930	210	0	4	316	522	n/a	n/a	2,982
% Change	-0.5	45.2	n/a	-100.0	-2.2	-12.3	n/a	n/a	0.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
December 2018	86	18	0	0	12	34	5	122	277
December 2017	153	24	0	0	86	64	0	104	431
East St. Paul R.M.									
December 2018	4	0	11	0	0	0	0	0	15
December 2017	3	0	0	0	0	0	0	0	3
Headingley R.M.									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	1	0	0	0	0	24	14	0	39
MacDonald R.M.									
December 2018	8	0	0	0	0	0	0	0	8
December 2017	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	3	0	0	0	0	0	0	0	3
Rosser R.M.									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2018	5	0	0	0	0	0	0	0	5
December 2017	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2018	5	2	0	0	0	0	0	0	7
December 2017	4	6	0	0	0	0	0	0	10
Tache R.M.									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
December 2018	5	0	0	0	0	0	6	0	11
December 2017	2	0	0	0	0	0	0	0	2
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2018	119	20	11	0	12	34	11	122	329
December 2017	181	30	0	0	86	88	14	104	503

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
December 2018	860	180	9	0	314	1,695	77	1,892	5,027
December 2017	1,085	274	0	0	370	1,393	99	1,535	4,756
East St. Paul R.M.									
December 2018	37	0	11	0	0	0	0	0	48
December 2017	31	0	0	0	0	0	0	0	31
Headingley R.M.									
December 2018	16	0	0	0	0	0	0	0	16
December 2017	20	0	0	0	0	24	21	0	65
MacDonald R.M.									
December 2018	58	0	0	0	0	0	0	10	68
December 2017	64	0	0	0	0	0	0	0	64
Ritchot R.M.									
December 2018	35	0	0	0	0	0	0	0	35
December 2017	40	0	0	0	0	14	0	0	54
Rosser R.M.									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2018	37	0	0	0	0	0	0	0	37
December 2017	33	0	0	0	0	0	0	0	33
St. Francois Xavier R.M.									
December 2018	4	0	0	0	0	0	0	0	4
December 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
December 2018	28	4	0	0	0	0	0	0	32
December 2017	33	12	3	0	0	0	0	21	69
Tache R.M.									
December 2018	33	0	4	0	0	0	0	0	37
December 2017	24	0	0	0	0	0	0	0	24
West St. Paul R.M.									
December 2018	52	0	0	0	0	0	18	0	70
December 2017	22	0	0	0	0	0	0	0	22
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2018	1,160	184	24	0	314	1,695	95	1,902	5,374
December 2017	1,355	286	3	0	370	1,431	120	1,556	5,121

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
December 2018	121	22	4	0	45	127	1	105	425
December 2017	165	30	0	0	12	8	0	467	682
East St. Paul R.M.									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	3	0	0	0	0	0	0	0	3
Headingley R.M.									
December 2018	2	0	0	0	0	0	0	0	2
December 2017	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
December 2018	14	0	0	0	0	0	0	0	14
December 2017	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
December 2018	5	0	0	0	0	0	0	0	5
December 2017	0	0	0	0	0	0	0	0	0
Rosser R.M.									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
December 2018	4	0	0	0	0	0	0	0	4
December 2017	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
December 2018	3	2	0	0	0	0	0	0	5
December 2017	2	0	0	0	0	0	0	0	2
Tache R.M.									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
December 2018	2	0	0	0	0	0	0	0	2
December 2017	2	0	0	0	0	0	0	0	2
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
December 2018	156	24	4	0	45	127	1	105	462
December 2017	182	30	0	0	12	8	0	467	699

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
December 2018	287	25	8	1	70	268	n/a	n/a	659
December 2017	195	33	2	1	35	152	n/a	n/a	418
East St. Paul R.M.									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	7	0	0	0	0	0	n/a	n/a	7
Headingley R.M.									
December 2018	17	0	0	0	0	0	n/a	n/a	17
December 2017	11	0	0	0	0	0	n/a	n/a	11
MacDonald R.M.									
December 2018	23	0	0	0	0	0	n/a	n/a	23
December 2017	10	1	0	0	2	0	n/a	n/a	13
Ritchot R.M.									
December 2018	5	0	0	0	0	0	n/a	n/a	5
December 2017	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2018	3	4	0	0	0	0	n/a	n/a	7
December 2017	7	0	0	0	0	0	n/a	n/a	7
Tache R.M.									
December 2018	1	0	3	0	0	0	n/a	n/a	4
December 2017	6	0	4	0	0	2	n/a	n/a	12
West St. Paul R.M.									
December 2018	3	0	0	0	0	0	n/a	n/a	3
December 2017	4	0	0	0	0	0	n/a	n/a	4
First Nations									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2018	342	29	11	1	70	268	n/a	n/a	721
December 2017	245	34	6	1	37	154	n/a	n/a	477

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
December 2018	112	22	0	0	30	79	n/a	n/a	243
December 2017	141	26	0	0	13	15	n/a	n/a	195
East St. Paul R.M.									
December 2018	3	0	0	0	0	0	n/a	n/a	3
December 2017	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
December 2018	4	0	0	0	0	0	n/a	n/a	4
December 2017	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
December 2018	16	0	0	0	0	0	n/a	n/a	16
December 2017	4	0	0	0	0	0	n/a	n/a	4
Ritchot R.M.									
December 2018	4	0	0	0	0	0	n/a	n/a	4
December 2017	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
December 2018	3	0	0	0	0	0	n/a	n/a	3
December 2017	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
December 2018	3	3	0	0	0	0	n/a	n/a	6
December 2017	3	0	0	0	0	0	n/a	n/a	3
Tache R.M.									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	1	0	0	0	0	0	n/a	n/a	1
West St. Paul R.M.									
December 2018	2	0	0	0	0	0	n/a	n/a	2
December 2017	3	0	0	0	0	0	n/a	n/a	3
First Nations									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
December 2018	149	25	0	0	30	79	n/a	n/a	283
December 2017	157	26	0	0	13	15	n/a	n/a	211

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Winnipeg CMA
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	1,874	206	30	0	407	1,083	123	1,661	5,384
% Change	-17.4	-49.3	**	-100.0	-20.5	-16.2	15.0	62.0	-4.2
2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Winnipeg City	86	153	18	26	17	84	156	168	277	431	-35.7
East St. Paul R.M.	4	3	0	0	11	0	0	0	15	3	**
Headingley R.M.	1	1	0	0	0	14	0	24	1	39	-97.4
MacDonald R.M.	8	10	0	0	0	0	0	0	8	10	-20.0
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	3	0	0	0	0	0	0	5	3	66.7
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	5	4	2	6	0	0	0	0	7	10	-30.0
Tache R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
West St. Paul R.M.	5	2	0	0	6	0	0	0	11	2	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	119	181	20	32	34	98	156	192	329	503	-34.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	1,449	1,832	188	394	483	571	2,746	2,226	4,866	5,023	-3.1
East St. Paul R.M.	41	42	0	0	11	0	0	8	52	50	4.0
Headingley R.M.	31	31	0	0	0	42	0	24	31	97	-68.0
MacDonald R.M.	99	111	0	2	0	0	10	0	109	113	-3.5
Ritchot R.M.	64	61	0	0	4	0	0	14	68	75	-9.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	42	42	0	0	0	0	0	0	42	42	0.0
St. Francois Xavier R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Springfield R.M.	47	76	18	16	0	3	0	21	65	116	-44.0
Tache R.M.	41	47	0	0	4	4	0	24	45	75	-40.0
West St. Paul R.M.	52	25	0	0	46	0	0	0	98	25	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,874	2,272	206	412	548	620	2,756	2,317	5,384	5,621	-4.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Winnipeg City	12	84	5	0	34	64	122	104
East St. Paul R.M.	11	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	14	0	24	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	6	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	23	84	11	14	34	88	122	104

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	406	478	77	93	1,095	1,222	1,651	1,004
East St. Paul R.M.	11	0	0	0	0	8	0	0
Headingley R.M.	0	28	0	14	0	24	0	0
MacDonald R.M.	0	0	0	0	0	0	10	0
Ritchot R.M.	4	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	21
Tache R.M.	4	4	0	0	0	24	0	0
West St. Paul R.M.	0	0	46	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	425	513	123	107	1,095	1,292	1,661	1,025

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Winnipeg City	104	177	46	150	127	104	277	431
East St. Paul R.M.	15	3	0	0	0	0	15	3
Headingley R.M.	1	1	0	24	0	14	1	39
MacDonald R.M.	8	10	0	0	0	0	8	10
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	3	0	0	0	0	5	3
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	7	10	0	0	0	0	7	10
Tache R.M.	1	2	0	0	0	0	1	2
West St. Paul R.M.	5	2	0	0	6	0	11	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	150	211	46	174	133	118	329	503

Table 2.5: Starts by Submarket and by Intended Market
January - December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,652	2,218	1,486	1,708	1,728	1,097	4,866	5,023
East St. Paul R.M.	52	42	0	8	0	0	52	50
Headingley R.M.	31	31	0	52	0	14	31	97
MacDonald R.M.	99	113	0	0	10	0	109	113
Ritchot R.M.	64	61	4	14	0	0	68	75
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	42	42	0	0	0	0	42	42
St. Francois Xavier R.M.	8	4	0	0	0	0	8	4
Springfield R.M.	65	95	0	0	0	21	65	116
Tache R.M.	45	51	0	24	0	0	45	75
West St. Paul R.M.	52	25	0	0	46	0	98	25
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,110	2,683	1,490	1,806	1,784	1,132	5,384	5,621

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Winnipeg City	122	165	22	30	45	12	236	475	425	682	-37.7
East St. Paul R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	14	5	0	0	0	0	0	0	14	5	180.0
Ritchot R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	2	0	0	0	0	0	0	4	2	100.0
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	3	2	2	0	0	0	0	0	5	2	150.0
Tache R.M.	1	1	0	0	0	0	0	0	1	1	0.0
West St. Paul R.M.	2	2	0	0	0	0	0	0	2	2	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	157	182	24	30	45	12	236	475	462	699	-33.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Winnipeg City	1,652	1,575	286	220	502	317	1,974	1,729	4,414	3,841	14.9
East St. Paul R.M.	35	40	0	0	0	0	0	8	35	48	-27.1
Headingley R.M.	33	27	0	0	21	21	24	0	78	48	62.5
MacDonald R.M.	104	90	0	4	0	7	0	0	104	101	3.0
Ritchot R.M.	68	52	0	2	4	0	14	14	86	68	26.5
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	37	34	0	0	0	0	0	0	37	34	8.8
St. Francois Xavier R.M.	7	1	0	0	0	0	0	0	7	1	**
Springfield R.M.	52	71	26	8	3	0	21	0	102	79	29.1
Tache R.M.	32	47	0	0	0	8	0	24	32	79	-59.5
West St. Paul R.M.	22	36	0	0	28	0	0	0	50	36	38.9
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	2,042	1,975	312	234	558	353	2,033	1,775	4,945	4,337	14.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Winnipeg City	45	12	0	0	131	8	105	467
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	45	12	0	0	131	8	105	467

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	339	288	163	29	609	377	1,365	1,352
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	0	21	21	0	0	24	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	21	0
Tache R.M.	0	8	0	0	0	0	0	24
West St. Paul R.M.	0	0	28	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	346	303	212	50	623	399	1,410	1,376

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Winnipeg City	147	195	172	20	106	467	425	682
East St. Paul R.M.	3	3	0	0	0	0	3	3
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	14	5	0	0	0	0	14	5
Ritchot R.M.	5	0	0	0	0	0	5	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	2	0	0	0	0	4	2
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	5	2	0	0	0	0	5	2
Tache R.M.	1	1	0	0	0	0	1	1
West St. Paul R.M.	2	2	0	0	0	0	2	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	184	212	172	20	106	467	462	699

Table 3.5: Completions by Submarket and by Intended Market
January - December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,943	1,782	930	676	1,541	1,383	4,414	3,841
East St. Paul R.M.	35	40	0	8	0	0	35	48
Headingley R.M.	33	27	0	0	45	21	78	48
MacDonald R.M.	104	90	0	11	0	0	104	101
Ritchot R.M.	68	54	18	14	0	0	86	68
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	37	34	0	0	0	0	37	34
St. Francois Xavier R.M.	7	1	0	0	0	0	7	1
Springfield R.M.	81	79	0	0	21	0	102	79
Tache R.M.	32	51	0	4	0	24	32	79
West St. Paul R.M.	22	36	0	0	28	0	50	36
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,362	2,196	948	713	1,635	1,428	4,945	4,337

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
December 2018	13	11.9	19	17.4	30	27.5	20	18.3	27	24.8	109	435,000	484,633
December 2017	21	15.3	23	16.8	34	24.8	24	17.5	35	25.5	137	-	-
Year-to-date 2018	210	13.9	272	18.0	334	22.1	277	18.4	415	27.5	1,508	440,000	487,269
Year-to-date 2017	317	21.1	339	22.6	380	25.3	201	13.4	265	17.6	1,502	425,000	433,637
East St. Paul R.M.													
December 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	4.3	0	0.0	22	95.7	23	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	562,475
Headingley R.M.													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	725,950
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	747,200
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
MacDonald R.M.													
December 2018	5	33.3	1	6.7	1	6.7	4	26.7	4	26.7	15	450,000	443,183
December 2017	1	25.0	0	0.0	1	25.0	0	0.0	2	50.0	4	-	-
Year-to-date 2018	19	22.1	3	3.5	8	9.3	15	17.4	41	47.7	86	487,500	488,991
Year-to-date 2017	23	28.0	5	6.1	13	15.9	13	15.9	28	34.1	82	450,000	448,666
Ritchot R.M.													
December 2018	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	-	447,475
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	13	20.6	22	34.9	13	20.6	4	6.3	11	17.5	63	-	432,229
Year-to-date 2017	16	34.0	22	46.8	2	4.3	0	0.0	7	14.9	47	-	401,805
Rosser R.M.													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
December 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	1	2.8	9	25.0	5	13.9	9	25.0	12	33.3	36	-	446,876
Year-to-date 2017	4	8.9	22	48.9	7	15.6	8	17.8	4	8.9	45	-	413,006
Tache R.M.													
December 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	9	50.0	4	22.2	4	22.2	1	5.6	0	0.0	18	-	-
Year-to-date 2017	16	53.3	10	33.3	3	10.0	1	3.3	0	0.0	30	-	350,380
West St. Paul R.M.													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
First Nations													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
December 2018	18	13.0	20	14.5	36	26.1	25	18.1	39	28.3	138	440,000	486,820
December 2017	23	15.6	26	17.7	35	23.8	24	16.3	39	26.5	147	-	-
Year-to-date 2018	253	14.3	311	17.6	367	20.7	308	17.4	532	30.0	1,771	440,000	489,248
Year-to-date 2017	378	21.7	399	22.9	405	23.3	224	12.9	335	19.2	1,741	425,000	436,671

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2018**

Submarket	Dec 2018	Dec 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	484,633	-	n/a	487,269	433,637	12.4
East St. Paul R.M.	-	-	n/a	-	562,475	n/a
Headingley R.M.	725,950	-	n/a	747,200	-	n/a
MacDonald R.M.	443,183	-	n/a	488,991	448,666	9.0
Ritchot R.M.	447,475	-	n/a	432,229	401,805	7.6
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	446,876	413,006	8.2
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	486,820	-	n/a	489,248	436,671	12.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

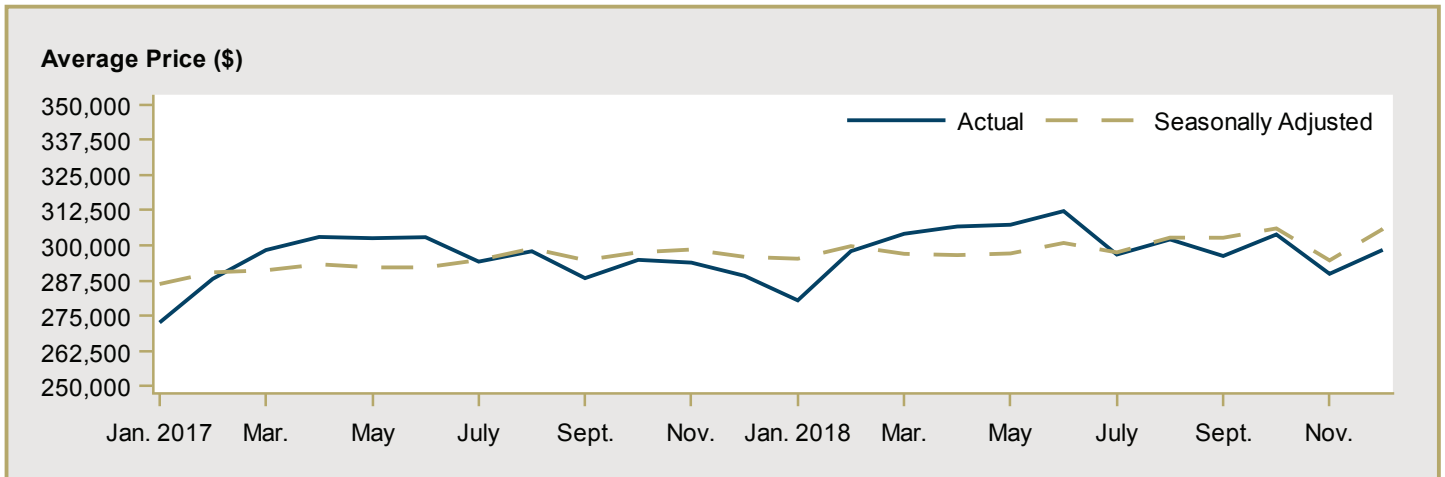


Figure 5.2: MLS® Residential Sales for Winnipeg

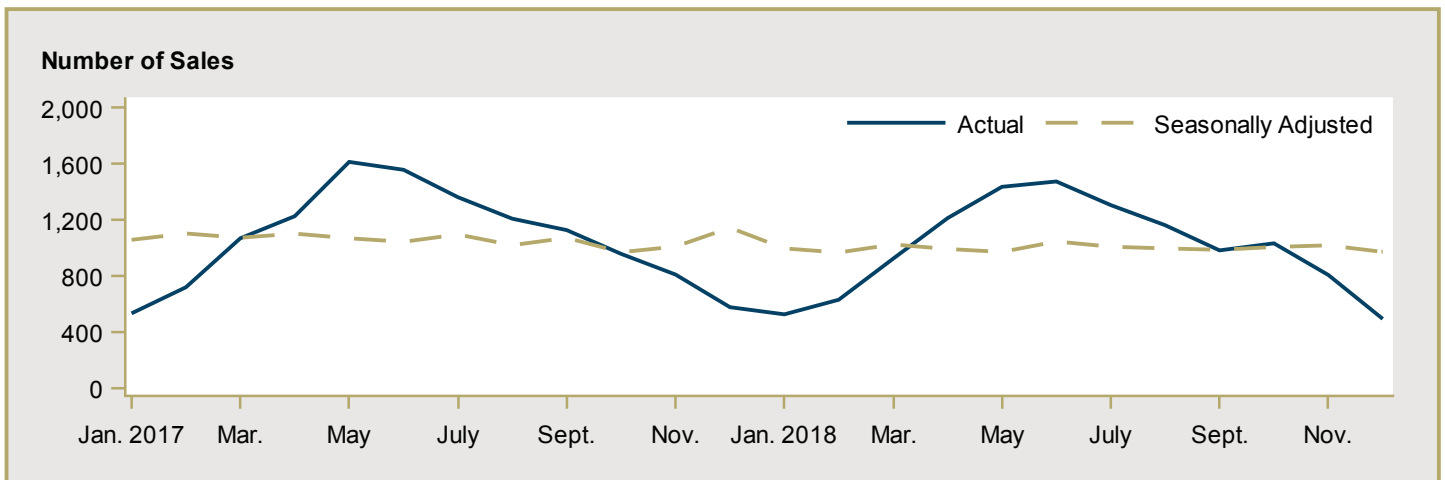
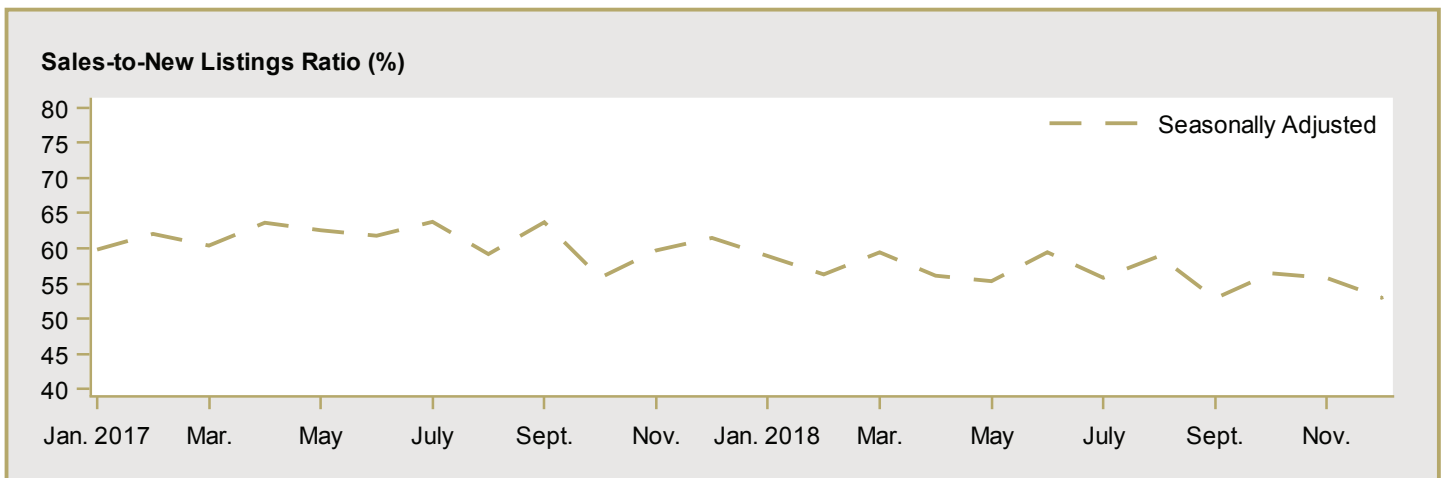


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA /Haver Analytics

Table 6: Economic Indicators
December 2018

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.3	129.4	426	6.5	68.3	861
	February	561	3.14	4.64	100.5	129.3	427	6.5	68.3	870
	March	561	3.14	4.64	100.5	129.7	427	6.3	68.0	883
	April	561	3.14	4.64	101.3	130.1	427	6.1	67.7	886
	May	561	3.14	4.64	101.8	130.0	428	5.8	67.6	889
	June	561	3.14	4.64	102.2	129.9	431	5.6	67.7	887
	July	573	3.14	4.84	102.3	129.8	434	5.5	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.1	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.1	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.8	884
	December	581	3.24	4.99	103.3	131.1	434	5.6	67.8	882
2018	January	590	3.34	5.14	103.3	131.9	433	5.7	67.6	881
	February	590	3.34	5.14	103.4	132.2	431	6.0	67.4	880
	March	590	3.34	5.14	103.5	132.6	430	6.3	67.4	876
	April	590	3.34	5.14	103.5	133.6	431	6.5	67.5	874
	May	601	3.49	5.34	103.7	133.3	432	6.7	67.7	877
	June	601	3.49	5.34	103.9	133.2	434	6.8	68.0	881
	July	601	3.49	5.34	104.0	133.9	437	6.7	68.3	889
	August	601	3.49	5.34	104.1	133.7	441	6.5	68.6	894
	September	601	3.49	5.34	104.1	133.5	441	6.2	68.5	903
	October	601	3.64	5.34	104.4	134.6	442	6.1	68.5	902
	November	601	3.64	5.34	104.4	133.8	443	5.9	68.3	901
	December	601	3.64	5.34		133.7	444	5.8	68.3	899

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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